

Design and Historic Review Commission Agenda

City Hall Council Chambers

One City Plaza

Wednesday, April 12, 2023 4:00 p.m.

Public comment regarding any **agenda** item can be provided in written format to the Design and Historic Review Commission at email address planning@yumaaz.gov no later than 15 minutes prior to the start of the scheduled meeting. Comments received timely will be read into the record when the referenced agenda item is discussed.

CALL TO ORDER

APPROVAL OF MINUTES

March 22, 2023

ITEMS REQUIRING COMMISSION DISCUSSION AND/OR ACTION

HISTORIC DISTRICT:

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

1. **DHRC-41128-2023:** This is a request by Innov-R-Design & Construction, on behalf of Adan Flores, for historic review of the re-construction of the Individually-listed Mexican Consulate Building in the Century Heights Conservancy Residential Historic District. The property is located at 129 W. 4th Street, Yuma, AZ.
2. **DHRC-41190-2023:** This is a request by Thompson Design Architects PC, on behalf of the Housing Authority of the City of Yuma (HACY), for historic review of the renovation of an existing residence and the construction of a new addition for a new HACY office and meeting center. The property is located at 433 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.
3. **DHRC-41177-2023:** This is a request by Signmasters, on behalf of the Yuma Association of Realtors, for historic review of new wall-mounted signage, for the property located at 290 S. 1st Avenue, in the Old Town (OT) District.
4. **DHRC-41261-2023:** This is a request by Penn Neon Sign Company, Inc., on behalf of Luciano O. and Dina M. Munoz, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 197 S. Gila Street, Yuma, AZ.

AESTHETIC OVERLAY

PRELIMINARY REVIEWS

None

CASES REQUIRING ACTION

None

COMMISSION DISCUSSION

None

INFORMATION ITEMS

1. Staff

Administrative Approvals:

Historic District

None

Aesthetic Overlay

None

2. National Heritage Area

3. Commission

4. **Public** - Any member of the public may request to address the Historic District Review Commission on matters that are not listed on the Commission agenda. The Historic District Review Commission cannot discuss or take legal action on any matter raised unless it is properly noticed for discussion and legal action. At the conclusion of the call to the public, individual members of the Commission may respond to criticism made by those who have addressed the Commission, may ask staff to review a matter or may ask that a matter be placed on a future agenda. All Historic District Review Commission meetings are recorded.

ADJOURN

A copy of the agenda for this meeting may be obtained at the office of the City Clerk at City Hall, One City Plaza, Yuma, Arizona, 85364, during business hours, Monday through Friday, 8:00 A.M. to 5:00 P.M. In accordance with the Americans with Disabilities Act (ADA) and Section 504 of the Rehabilitation Act of 1973, the City of Yuma does not discriminate on the basis of disability in the admission of or access to, or treatment or employment in, its programs, activities, or services. For information regarding rights and provisions of the ADA or Section 504, or to request reasonable accommodations for participation in City programs, activities, or services contact: ADA/Section 504 Coordinator, City of Yuma Human Resources Division, One City Plaza, PO Box 13012, Yuma, AZ 85366-3012; (928) 373-5125 or TTY (928) 373-5149.

Notice is hereby given, pursuant to the Yuma City Code, Title 15, Chapter 154, Section 02.01, that one or more members of the Design and Historic Review Commission may participate in person or by telephonic, video or internet conferencing. Voting procedures will remain as required by the Yuma City Charter and other applicable laws.

Design and Historic Review Commission Meeting Minutes March 22, 2023

A meeting of the City of Yuma Design and Historic Review Commission was held on Wednesday, March 22, 2023 at City Hall Council Chambers, One City Plaza, Yuma, Arizona.

DESIGN AND HISTORIC REVIEW COMMISSION MEMBERS present included Chairman Tom Rushin, Vice Chairman James Sheldahl and Commissioners Amanda Coltman, Chris Hamel and Sandra Anthony. Commissioners William Moody and Juan Leal-Rubio were absent

STAFF MEMBERS present included Alyssa Linville, Director of Planning and Neighborhood Services; Jennifer Albers, Principal Planner; Robert Blevins, Principal Planner; Amelia Domby, Senior Planner; Erika Peterson, Associate Planner; Zenia Fiveash, Assistant Planner; Guillermo Moreno-Nunez, Assistant Planner; Alejandro Marquez, Administrative Specialist.

Chairman Tom Rushin called the meeting to order at 4:02 p.m., and noted there was a quorum present.

APPROVAL OF MINUTES

February 8, 2023

Motion by Vice-Chairman James Sheldahl, second by Commissioner Chris Hamel to APPROVE the minutes of February 8, 2023. Motion carried unanimously (5-0) with two absent.

ITEMS REQUIRING RATIFICATION

ELECTION OF VICE-CHAIRMAN: FEBRUARY 8, 2023

Motion by Vice-Chairman James Sheldahl, second by Commissioner Chris Hamel to APPROVE the ratification of the Election of Vice-Chairman on February 8, 2023. Motion carried unanimously (5-0) with two absent.

ITEMS REQUIRING COMMISSION DISCUSSION AND ACTION

DHRC-41128-2023: *This is a request by Jodi and Daren Beck, for historic review of new additions to an existing dwelling and a new carport in the Century Heights Conservancy Residential Historic District. The property is located at 795 S. 1st Avenue, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Chris Hamel commented that he was in favor of the proposed project, and that the color scheme would match the existing homes in the area.

Commissioner Amanda Coltman agreed.

APPLICANT / APPLICANT'S REPRESENTATIVE

Jody Beck, 795 S. 1st Avenue (via Zoom) asked if the Commission would approve a change to the color of paint that would be used on the home to off-white rather than the color previously agreed upon.

Chairman Tom Rushin deferred the request to staff. **Blevins** commented that the off-white color would not affect the historical appeal of the neighborhood. **Commissioner Hamel** asked if the applicant was only going to change the color of the house. **Beck** answered yes.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41128-2023 as amended, to include the modified paint color of off-white, as it would not interfere with the historical significance of the neighborhood. Motion carried unanimously (5-0) with two absent.

DHRC-41120-2023: *This is a request by Dahl, Robins & Associates, Inc., on behalf of Yuma Land Company, LLC for aesthetic review of a new Extended Stay America Hotel in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 550 S. Rio Vista Drive, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Chris Hamel commented that he was looking forward to the completion of the proposed project.

APPLICANT / APPLICANT'S REPRESENTATIVE

Ron Brown, on behalf of Extended Stay America Hotel (via Zoom), was available for questions.

PUBLIC COMMENT

None

Motion by Commissioner Chris Hamel, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41120-2023 as presented. Motion carried, (5-0) with two absent.

DHRC-41179-2023: *This is a request by Swaim Associates, LTD., on behalf of EHC Yuma Phase 2 Limited Partnership, for aesthetic review of a new Exceptional Health Care Ambulatory Surgical Center, in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 6325 E. 26th Street, Yuma, AZ.*

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

Commissioner Chris Hamel commented that he was in favor of the overall design of the proposed project.

APPLICANT / APPLICANT'S REPRESENTATIVE

Mark Bollard, 7350 E. Speedway, Tucson AZ, 85710 (via Zoom), was available for questions.

PUBLIC COMMENT

None

Motion by Commissioner Sandra Anthony, second by Vice-Chairman James Sheldahl, to APPROVE Case Number DHRC-41179-2023 as presented. Motion carried unanimously (5-0) with two absent.

DHRC-41182-2023: This is a request by Thompson Design Architects PC, on behalf of Hardknocks LLC, for aesthetic review of a new multi-tenant building in the General Commercial/Aesthetic Overlay (B-2/AO) District. The property is located at 1893 E. 16th Street, Yuma, AZ.

Robert Blevins, Principal Planner summarized the staff report and recommended **APPROVAL**.

QUESTIONS FOR STAFF

None

APPLICANT / APPLICANT'S REPRESENTATIVE

Christopher Thompson, 675 W. 16th Street, Yuma AZ, was present and available for questions.

PUBLIC COMMENT

None

Motion by Commissioner Amanda Coltman, second by Commissioner Sandra Anthony, to APPROVE Case Number DHRC-41182-2023 as presented. Motion carried unanimously (5-0) with two absent.

COMMISSION DISCUSSION

Robert Blevins, Principal Planner, gave a presentation regarding "Signs in the Aesthetic Overlay"

INFORMATION ITEMS

Staff

None

Administrative Approvals

None

National Heritage Area

None

Commission

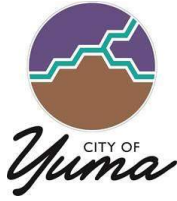
Vice-Chairman James Sheldahl asked if there was any information about the reconstruction of the Hodges house. **Blevins** replied that there was a Pre-Development meeting scheduled to further discuss the proposed project.

ADJOURNMENT

The meeting was adjourned at 4:34 p.m.

Minutes approved this _____ day of _____, 2023.

Chairman



STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41177-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

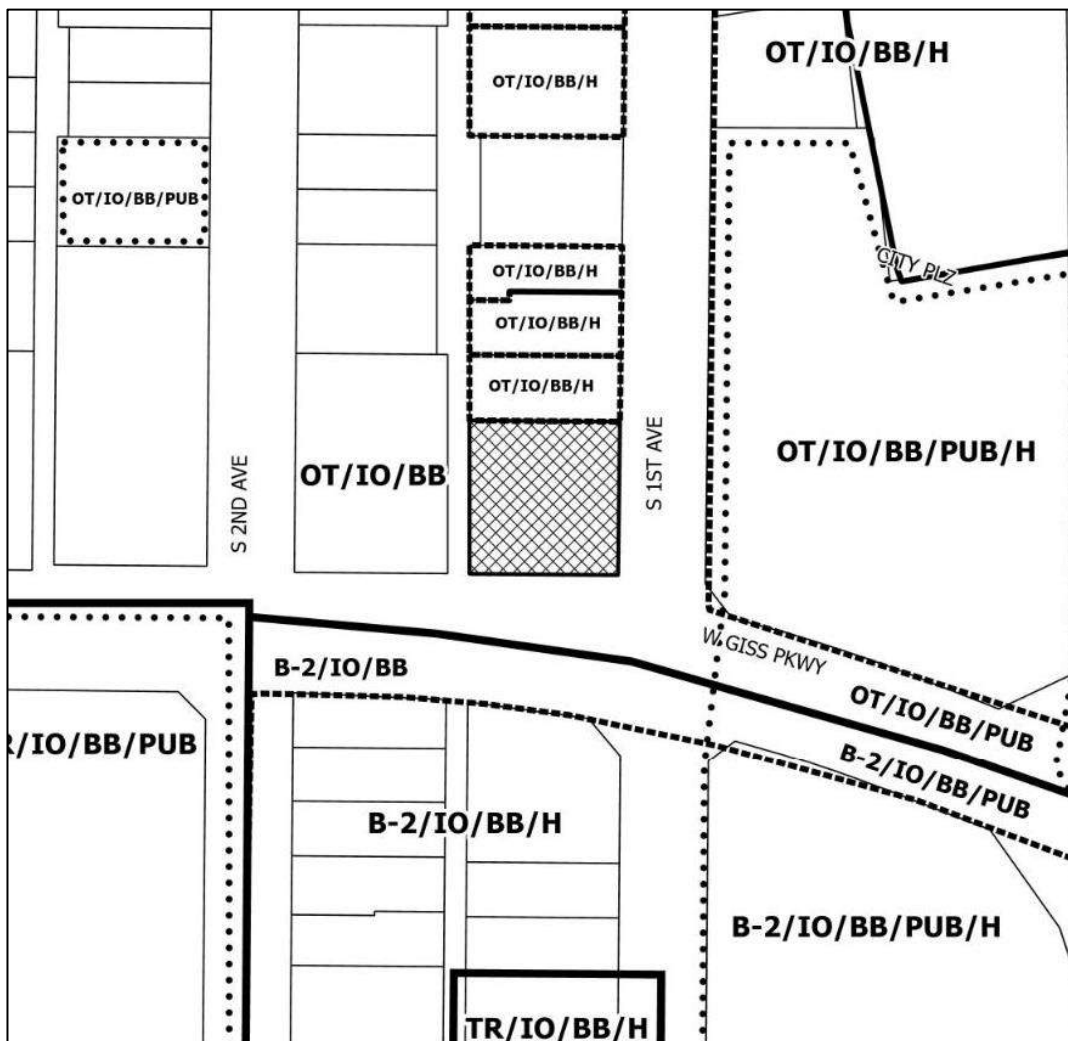
Hearing Date: April 12, 2023

Case Number: DHRC-41177-2023

Project Description/Location:

This is a request by Signmasters, on behalf of the Yuma Association of Realtors, for historic review of new wall-mounted signage, for the property located at 290 S. 1st Avenue, in the Old Town (OT) District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Old Town Zoning District
Parcel Number:	633-43-076
Historic Listing Status:	N/A
Address:	290 S. 1 st Avenue
Property Owner:	Yuma Association of Realtors
Property Owner's Agent	Signmasters
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Mixed Use
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB; Office
○ South:	B-2/H/IO/BB; Office
○ East:	OT/H/IO/BB; City Hall
○ West	OT/H/IO/BB; Qwest Communication
Related Actions or Cases:	DHRC-40849-2022; HR06-023
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"This proposal is for two LED illuminated channels with high white impact acrylic faces decorated with blue premium UV resistant translucent vinyl, and two sets of 6-1/8" tall 1/4" thick "REALTOR" letters with a blue baked enamel finish. This proposal also includes two sets of 12" tall flat cut painted black aluminum address numbers.

"In addition, there will be one 7' x 6' fabricated/painted reverse channel with premium UV resistant vinyl and the Yuma Association of Realtors logo and address. This signage will also have two 20" x 63" blank white aluminum substrate panels for tenants."

Staff analysis:

The subject property is located at the northwest corner of Giss Parkway and 1st Avenue. The Yuma County Assessor's Records show the building was constructed in 1982.

The agent is proposing to install wall-mounted signage along the east and south side of the building. Staff has determined the proposed signage is a common feature on many businesses in the Old Town (OT) District. The proposed signage follows the property development guidelines in the Zoning Ordinance for both sign type and design. In addition, the proposed signage meets the Secretary of the Interior's Standards, as it does not damage the historic character of the building or its surroundings.

Staff Recommendation:

Staff recommends **APPROVAL** of the request for new wall-mounted signage, for the property located at 290 S. 1st Avenue, in the Old Town (OT) District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41177-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval: By approving the request, the Design and Historic Review Commission is authorizing the request by Signmasters, on behalf of the Association of Realtors to install new wall-mounted signage, for the property located at 290 S. 1st Avenue, in the Old Town (OT) District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: April 3, 2023

Final staff report delivered to applicant on: April 3, 2023

☒ Applicant agreed with all of the conditions of approval on: April 3, 2023

Attachments:

- A. Conditions of Approval
- B. Proposed Signage
- C. Site Photo
- D. Aerial Photo

Prepared By: *Amelia Domby*

Date: April 3, 2023

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins*

Date: April 3, 2023

Robert Blevins
Principal Planner

Approved By: *Alyssa Linville*

Date: April 5, 2023

Alyssa Linville,
Director of Planning and Neighborhood Services

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Amelia Domby, Senior Planner, (928) 373-5000 x3034

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Proposed Signage

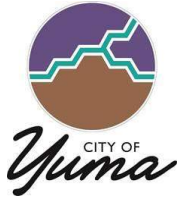


ATTACHMENT C
Site Photo



ATTACHMENT D
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41190-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: AMELIA DOMBY

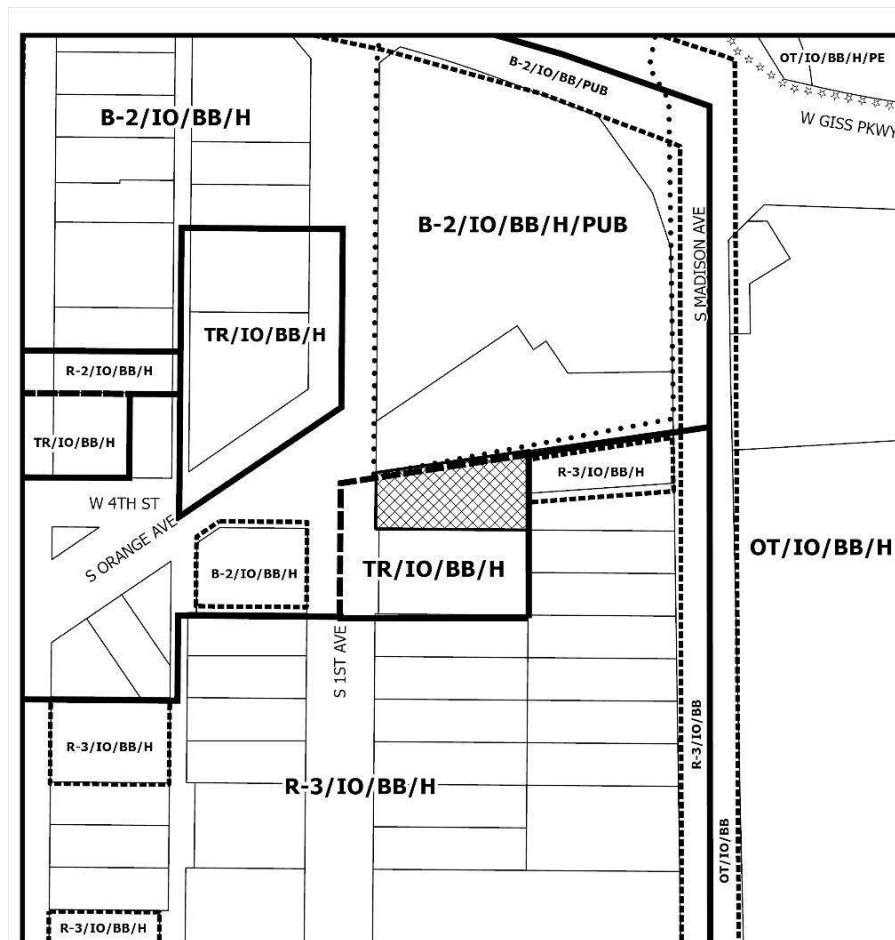
Hearing Date: April 12, 2023

Case Number: DHRC-41190-2023

Project Description/Location:

This is a request by Thompson Design Architects PC, on behalf of the Housing Authority of the City of Yuma (HACY), for historic review of the renovation of an existing residence and the construction of a new addition for a new HACY office and meeting center. The property is located at 433 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-51-163
Historic Listing Status:	N/A
Address:	433 S. 1 st Avenue
Property Owner: Property Owner's Agent	Thompson Design Architects PC HACY
Zoning of the Site:	TR/H/IO/BBO
Existing Land Use(s) on the Site:	Mixed Use
Surrounding Zoning and Land Uses:	
○ North:	B-2/H/IO/BB; HACY
○ South:	TR/H/IO/BB; Office
○ East:	R-3/H/IO/BB; Single-Family Residences
○ West	B-2/H/IO/BB; Residence
Related Actions or Cases:	HR2008-035; HR-06-018; HR05-026; HR01-013; Z06-03; ZH88-02
Land Division Status:	Legal lot of record
Flood Plain Designation:	Flood Zone X

Description of Proposed Project / Background / Use:

The applicant states:

"The proposed project is to renovate the existing 1,400 square foot residence at 433 S. 1st Avenue as a new office and meeting center to serve a business incubator program by HACY. The project includes a 70 sq ft restroom addition to the existing structure and a 1,950 square foot addition with outdoor patio space. The design of the building is desert contemporary and is intended to keep in the aesthetic style of the existing HACY properties.

"The new addition is stud frame construction clad primarily in stucco with accents of brick veneer and painted steel sunshades.

"We are proposing to replace the existing asphalt shingle roofing with a new standing-seam metal roof for a more contemporary aesthetic while keeping the original roof lines.

"The proposed brick cladding will be a gun-metal grey color and the accent steel of the shade will be a charcoal grey/black color. "

Staff Analysis:

The subject property located along 1st Avenue, is approximately 13,087 sq ft in size and features a single-family residence. According to the Yuma County Assessor's records, the residence was constructed in 1920. The residence is a non-contributing structure and has had many alterations and additions.

The original structure on this property was constructed in a bungalow design. However, due to the amount of alterations and additions, the residence does not feature one, single architectural style. In 2006, the Historic Design Review Commission approved the request to demo the residence on this property. The structure was not demolished and remained a single-family residence.

According to the Secretary of the Interior's Standards-

"The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment."

In the City of Yuma Historic District Overlay Guidelines, the general standards and criteria reads: "Contemporary Design or alterations and additions to existing work should not be discouraged when such work is compatible with the criteria standards and the area the new development will take place."

Staff has determined that this proposal meets the Secretary of the Interior's Standards and the City of Yuma Historic District Design Guidelines. In addition, this project does not harm the historic integrity of the surrounding properties or neighborhood.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the request to review the renovation of an existing residence and the construction of a new addition for a new HACY office and meeting center. subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41190-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Thompson Design Architects PC, on behalf of the Housing Authority of the City of Yuma (HACY) to renovate an existing residence and the construction of a new addition for a new HACY office and meeting center, for the property located at 433 S. 1st Avenue, in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: April 5, 2023

Final staff report delivered to applicant on: April 5, 2023

☒ Applicant agreed with all of the conditions of approval on: April 5, 2023

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Floor Plan
- D. Elevations
- E. Colors
- F. Site Photos
- G. 2008 Site Photos
- H. Aerial Photo

Prepared By: *Amelia Domby*

Date: April 5, 2023

Amelia Domby
Senior Planner

Amelia.Domby@yumaaz.gov (928)373-5000, x3034

Reviewed By: *Robert M. Blevins*

Date: April 7, 2023

Robert Blevins
Principal Planner

Approved By: *Alyssa Linville*

Date: April 7, 2023

Alyssa Linville,
Director of Planning and Neighborhood
Services

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director (928) 373-5000, x 3037:

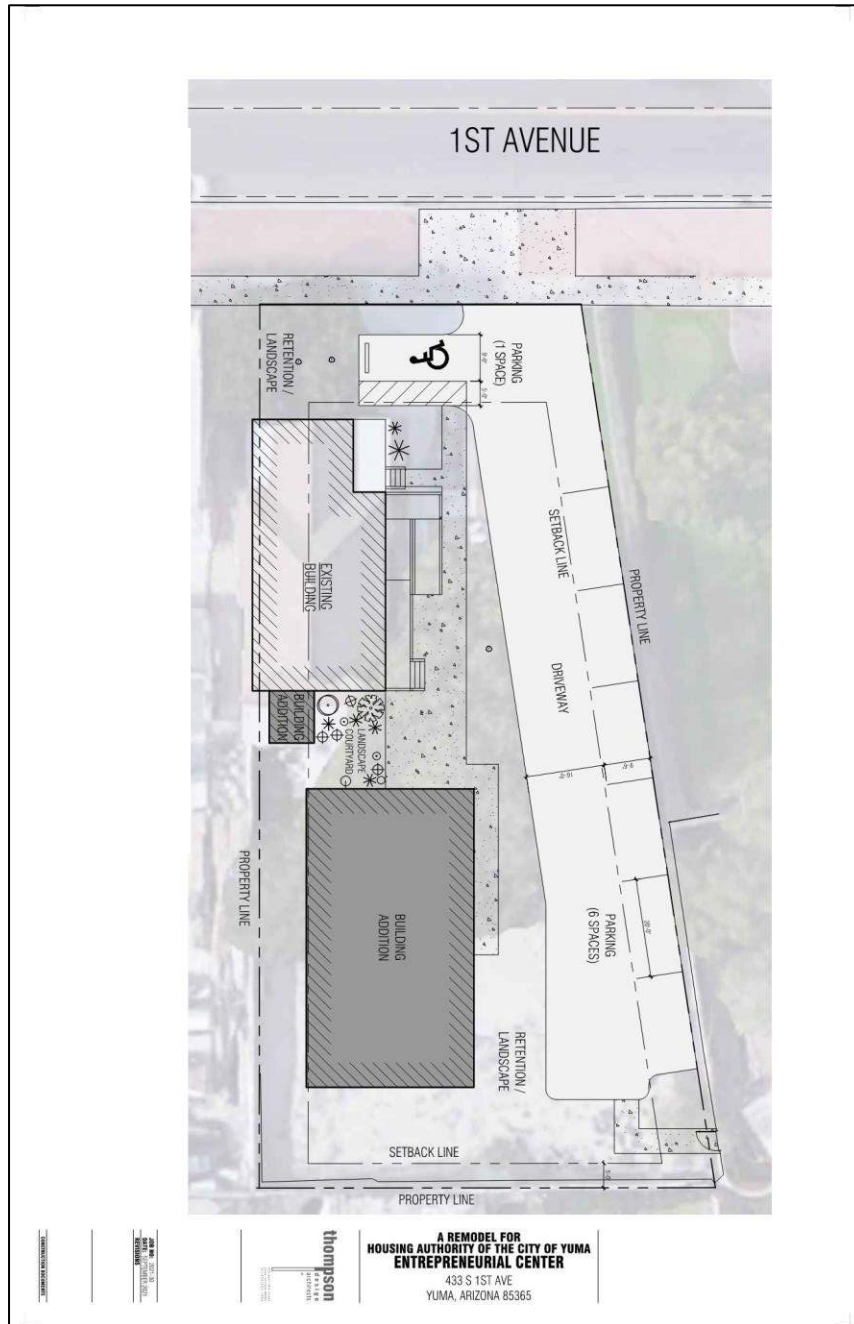
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

Community Planning, Amelia Domby, Senior Planner, (928) 373-5000 x3034

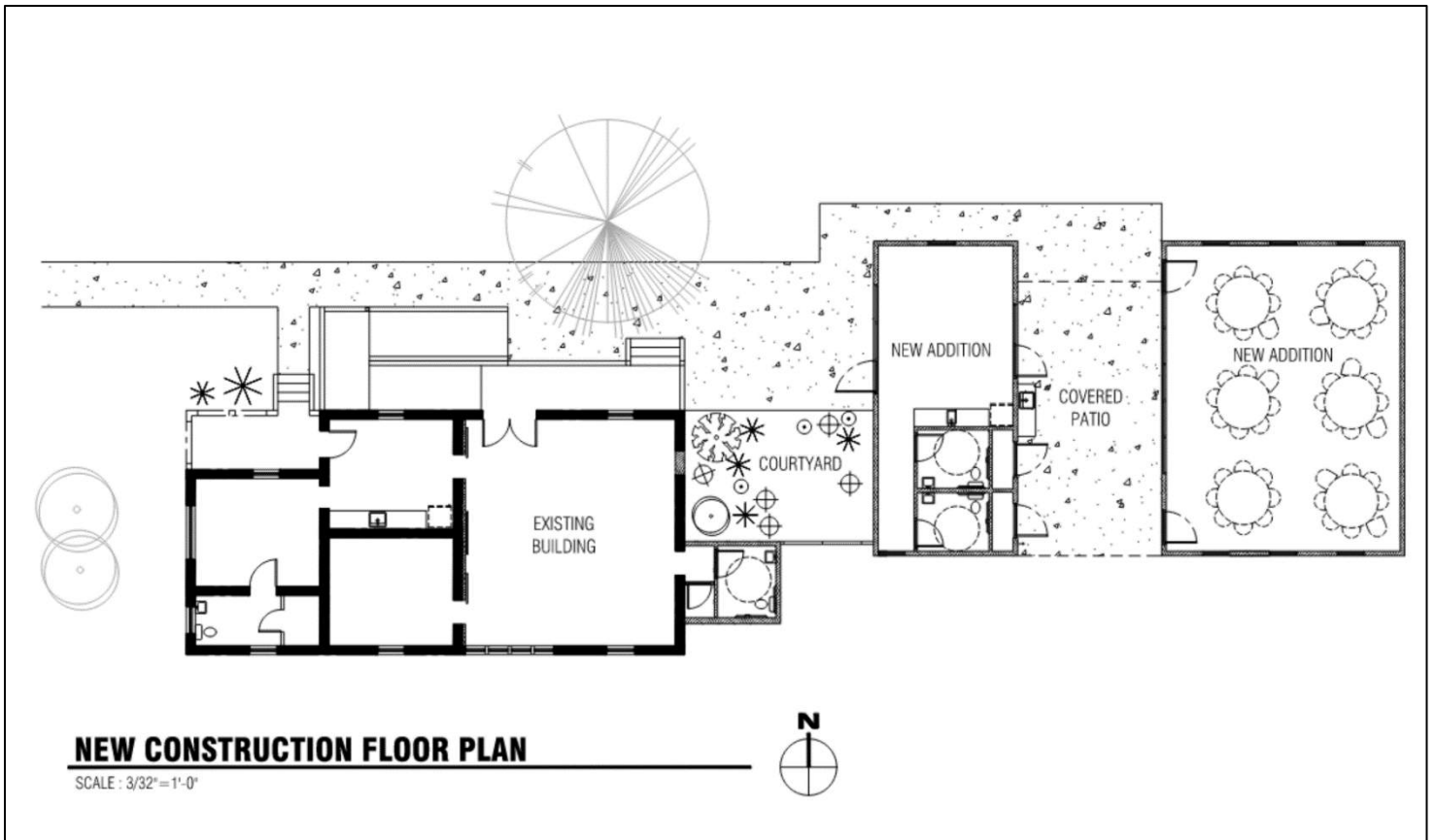
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B Site Plan



ATTACHMENT C
Floor Plan



ATTACHMENT D
Elevations



NORTH ELEVATION



WEST ELEVATION

ATTACHMENT E
Colors



ACADEMY GREY WIRECUT

SW 7674
Peppercorn



Hatteras
63149 (24)
Base 100



Agate
P-505
Base 200



Sun Dried
3011L (17)

ATTACHMENT F
Site Photo



ATTACHMENT G
Site Photos from 2008

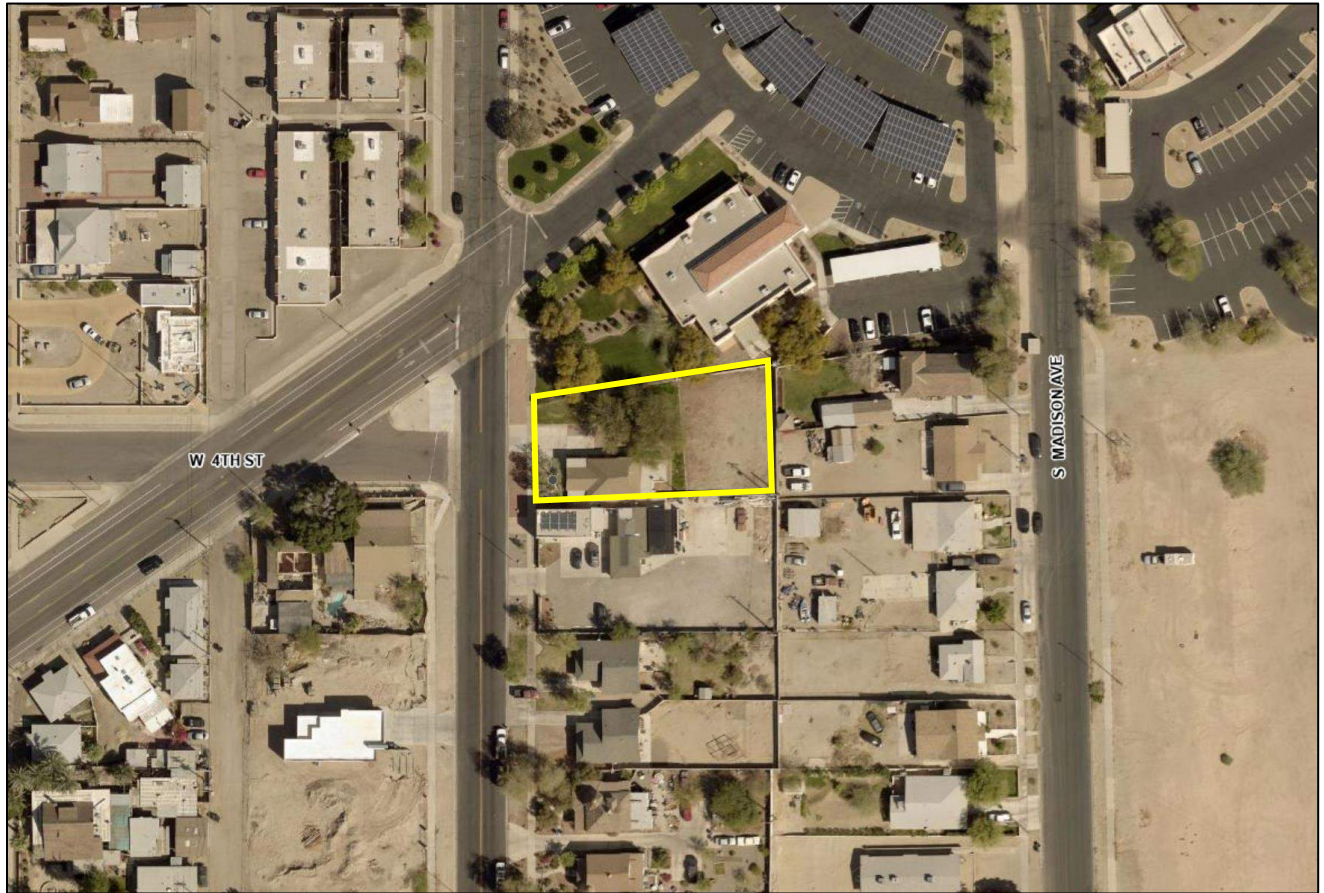




FRONT VIEW - HOUSE AT 435 S. FIRST AVE.



ATTACHMENT H
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41228-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

April 12, 2023

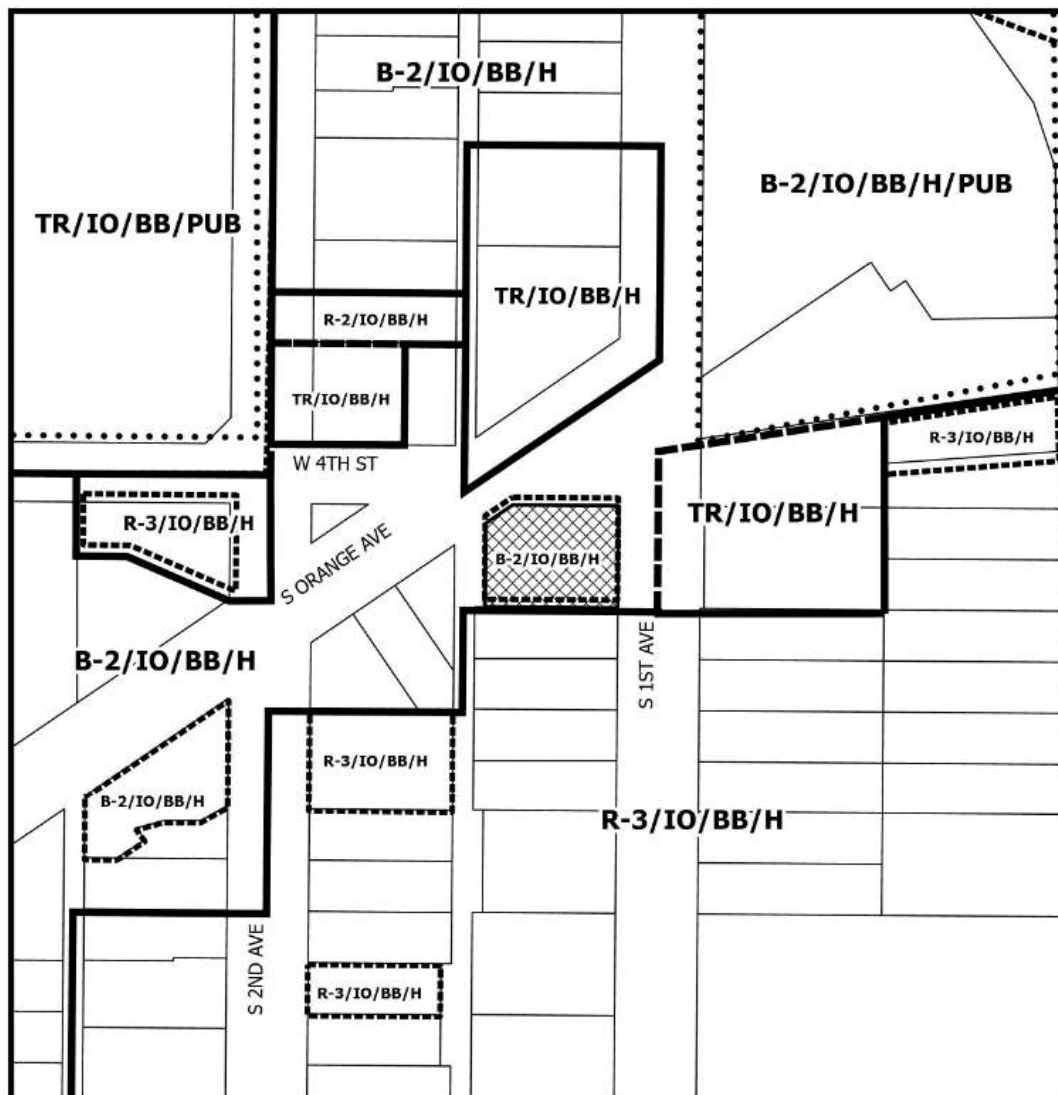
Case Number:

DHRC-41228-2023

Project Description/Location:

This is a request by Innov-R-Design & Construction, on behalf of Adan Flores, for historic review of the re-construction of the Individually-listed Mexican Consulate Building in the Century Heights Conservancy Residential Historic District. The property is located at 129 W. 4th Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	No
Historic District:	Century Heights Conservancy Residential Historic District
Parcel Number:	633-51-085
Historic Listing Status:	Individually-listed "Mexican Consulate" circa 1892.
Address:	129 W. 4 th Street
Property Owner:	Adan Flores
Property Owner's Agent	Innov-R-Design & Construction
Zoning of the Site:	General Commercial/Historic/Infill/Bed & Breakfast
Existing Land Use(s) on the Site:	Westernmost of two buildings on the property.
Surrounding Zoning and Land Uses:	
○ North:	TR/H/IO/BB; Apartments
○ South:	R-3/IO/BB; Vacant / New homes
○ East:	TR/H/IO/BB; Commercial office / storage yard
○ West	B-2/BB/H/IO; Apartments
Related Actions or Cases:	HR2006-016 (Demo.); CH92-001 (Roof)
Land Division Status:	Parcel is a legal lot of record.
Flood Plain Designation:	Zone X

Description of Proposed Project / Background / Use:

The applicant is proposing to reconstruct the building and preserve the north-facing exterior wall, while building new exterior walls on the other sides of the building and a new interior and roof. The new construction will adhere to the historic scale and appearance of this circa 1892 home. A remodeled detached carport is also being proposed behind the home.

The applicant states:

"The building at 129 West 4th Street is a one story residence of rectangular plan. Overall the building measures about 35 feet in width and 32 feet in depth. The core of the house is of brick construction. The rear addition and L-shaped porch are of wood frame. The roof is gabled with the main axis parallel to the street and has a central gable on the front plane. All roof surfaces are shingled. Windows and doors are each located discretely; proportionally the openings are tall and narrow. Detailing is simple and practical except for the porch fascia.

"Built about 1892 by Dionicio and Mary Sanchez, the house at 129 West 4th Street is one of the few remaining examples of Nineteenth Century adobe construction in Yuma. In comparison to those other adobes, the building is further distinguished as the only one with a central gable. In 1897 John Stoffela bought the house, probably as a rental property. Ownership remained with the Stoffela family until 1978. The most significant resident of the house was Henry M. Gandolfo who, while serving as the Mexican Consul during the early 1900's, used the building for his office. Henceforth the property was known locally as the Mexican Consulate.

"The house has experienced a devastating fire that destroy its roof structure, leaving it in a state of disrepair. However- despite this setback we remain committed to restoring this once beautiful home to its former glory. We understand

the value of preserving history and architecture, which is why we are undertaking this challenging restoration project.

“The house is going to be rebuilt in its entirety. The walls on the east, west and south side will be demolished leaving the north adobe wall (main façade), which will be maintained and restored to its original look, the existing fire-damaged roof and patio will be demolished and built new in compliance with building codes. The reconstruction will be wood framing, maintaining the original dimensions of the exterior.

“The paint will be Sherwin-Williams brand, exterior walls are to be “SW 7757 Highly Reflective White”; the fascia’s brown color “SW 2838 Polished Mahogany” and the main door will be red “SW 6868 Real Red” to make it a landmark in the neighborhood. In addition, the landscaping surrounding the house will be renewed with fresh vegetation similar to the existing plants, giving the property a lush, vibrant look and feel. This will add a touch of nature to the bustling corner where the house is located, making it even more attractive and inviting.”

Staff Analysis:

When dealing with a request to almost completely rebuild a structure on the National Register of Historic Places, staff is cautious when recommending approval, yet we also consider the reality of the condition of the remaining visual and structural aspects of a building.

The Secretary of the Interior’s Standards for Rehabilitation as a Treatment notes:

“The purpose of The Secretary of the Interior’s Standards for the Treatment of Historic Properties with Guidelines for the four treatments: **Preserving, Rehabilitating, Restoring or Reconstructing** Historic Buildings is to provide guidance prior to beginning work. It is always recommended that preservation professionals be consulted early in any project.

“Choosing the most appropriate treatment for a building requires careful decision making about a building’s historical significance, as well as taking into account a number of other considerations:

- **Level of Significance.** National Historic Landmarks, designated for their “exceptional significance in American history,” and other properties important for their interpretive value may be candidates for Preservation or Restoration. **Rehabilitation**, however, is the most commonly used treatment for the majority of historic buildings. Reconstruction has the most limited application because so few resources that are no longer extant can be documented to the degree necessary to accurately recreate the property in a manner that conveys its appearance at a particular point in history.
- **Physical condition.** Preservation may be appropriate if distinctive materials, features, and spaces are essentially intact and convey the building’s historical significance. If the building requires more extensive repair and replacement, or if alterations or a new addition are necessary for a new use, then **Rehabilitation** is probably the most appropriate treatment.
- **Proposed use.** Many historic buildings can be adapted for a new use or updated for a continuing use without seriously impacting their historic character. However,

it may be very difficult or impossible to convert some special-use properties for new uses without major alterations, resulting in loss of historic character and even integrity.

- **Code and other regulations.** Regardless of the treatment, regulatory requirements must be addressed. But without a sensitive design approach such work may damage a building's historic materials and negatively impact its character.

CHOOSING REHABILITATION AS A TREATMENT

"In **Rehabilitation**, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation. However, greater latitude is given in the Standards for Rehabilitation and Guidelines for Rehabilitating Historic Buildings to replace extensively deteriorated, damaged, or missing features using either the same material or compatible substitute materials.

"Of the four treatments, only Rehabilitation allows alterations and the construction of a new addition, if necessary for a continuing or new use for the historic building.

"When repair and replacement of deteriorated features are necessary; when alterations or additions to the property are planned for a new or continued use; and when its depiction at a particular time is not appropriate, Rehabilitation may be considered as a treatment. Prior to undertaking work, a documentation plan for Rehabilitation should be developed. Two of the Standards which are pertinent to this building are:

- Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
- Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence."

Staff Conclusion:

When taking into consideration the applicant's statement: "The house has experienced a devastating fire that destroyed its roof structure, leaving it in a state of disrepair . . ." there are few options to bring new life to this property while at least preserving a visual representation of how the "Mexican Consulate" looked in its period of significance. The applicant has done a thorough review of the property's historic appearance, the damage from fire and the elements, and a realistic goal when considering what remains. Therefore staff is supportive of this effort, including a remodeled carport designed in an unobtrusive, compatible style and appropriate location behind the home.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the request for the re-construction of the Individually-listed Mexican Consulate Building in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41228-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request for the re-construction of the Individually-listed Mexican Consulate Building in the Century Heights Conservancy Residential Historic District, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Historic District Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: April 3, 2023

Final staff report delivered to applicant on: April 4, 2023

- | | |
|--|---|
| <input checked="checked" type="checkbox"/> | Applicant agreed with all of the conditions of approval on: April 3, 2023 |
| <input type="checkbox"/> | Applicant did not agree with the following conditions of approval: (list #'s) |
| <input type="checkbox"/> | If the Planner is unable to make contact with the applicant – describe the situation and attempts to contact. |

Attachments:

- A. Conditions of Approval
- B. Site Plan
- C. Photos of Deterioration
- D. Proposed Elevations
- E. Colors, Textures, Materials
- F. Aerial Photo

Prepared By: *Robert M. Blevins*
Robert Blevins
Principal Planner

Date: 04/03/23

Approved By: *Alyssa Linville*
Alyssa Linville,
Director of Community Development

Date: 04/05/23

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department Of Community Development Comments: Alyssa Linville, Director of Planning and Neighborhood Services (928) 373-5000, x 3037:

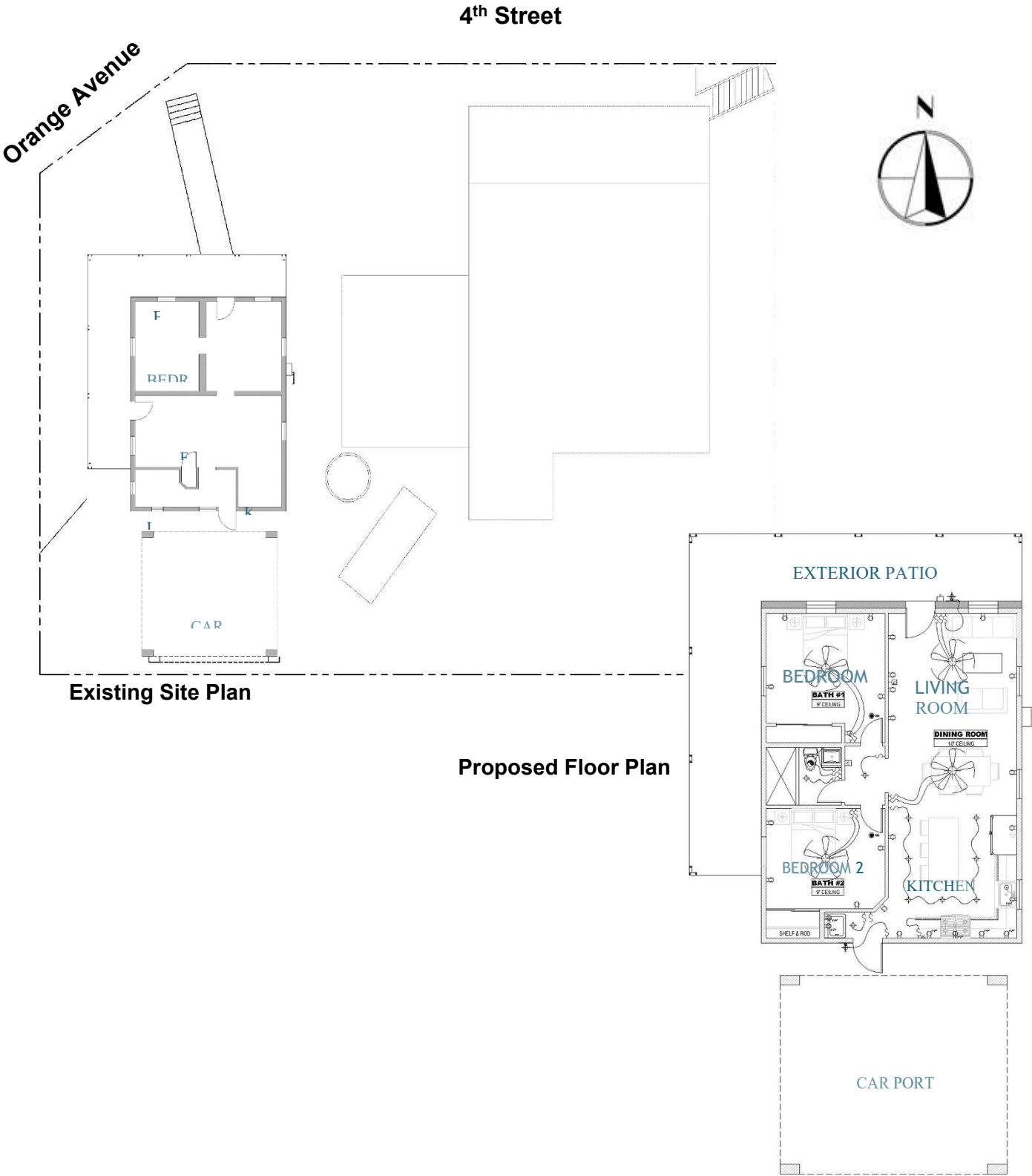
1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action request takes the place of the requirement for a separate notarized and recorded "Waiver of Claims" document.

Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

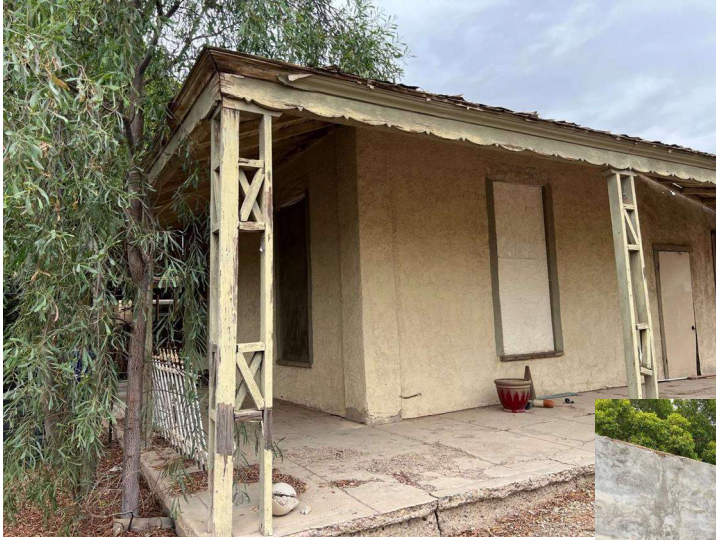
3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

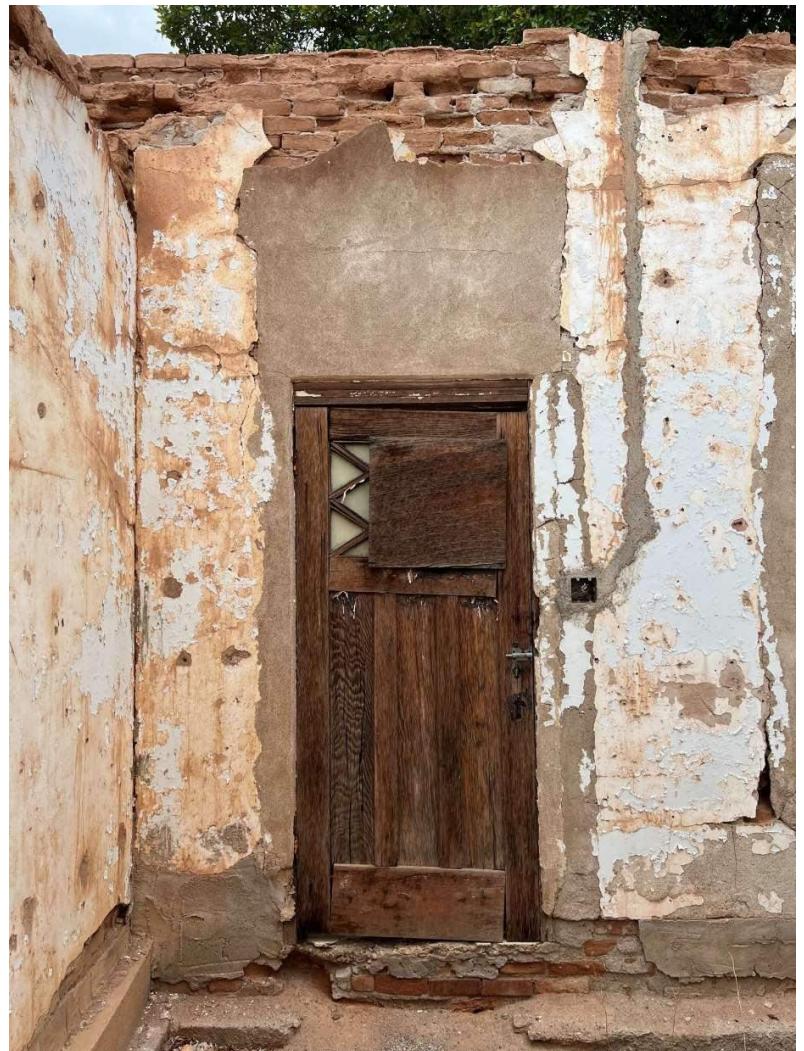
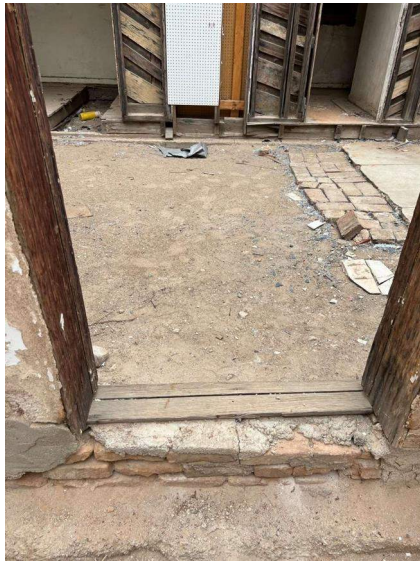
Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

ATTACHMENT B
Existing Site Plan / Proposed Floor Plan



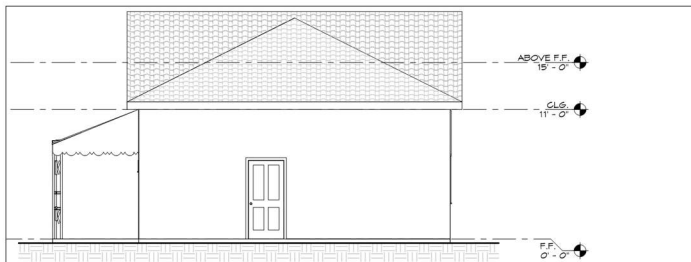
ATTACHMENT C
Photos of Deterioration



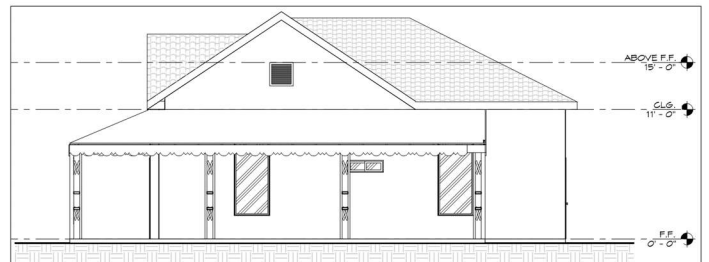


ATTACHMENT D
Proposed Elevations

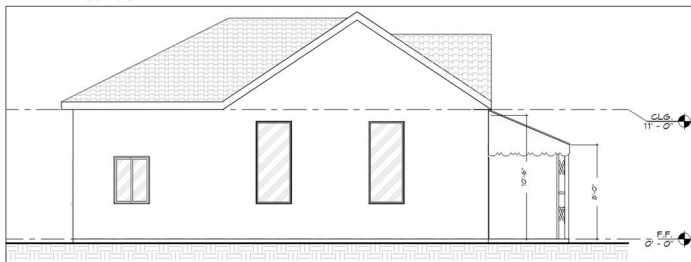




SOUTH ELEVATION
1/4" = 1'-0"



WEST ELEVATION
1/4" = 1'-0"



EAST ELEVATION
1/4" = 1'-0"

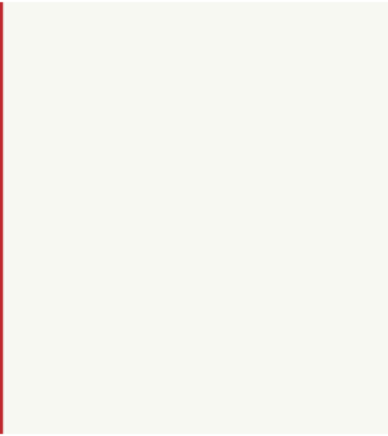


NORTH ELEVATION
1/4" = 1'-0"

ATTACHMENT E
Colors, Textures, Materials



SP 6868
REALRED



SP 7757
HIGH REFLECTIVE
WHITE

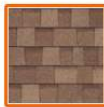


SVV28S8
POLISHED
WALHOGANY

[Owens Corning](#)

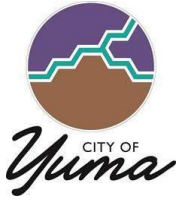
**Oakridge Desert Tan Laminate Architectural Roofing Shingles
(32.8 sq. ft. Per Bundle)**

★★★★★ (1870) [Questions & Answers \(26\)](#)



ATTACHMENT E
Aerial Photo





STAFF REPORT
TO THE DESIGN AND HISTORIC REVIEW COMMISSION
CASE #: DHRC-41261-2023
DEPARTMENT OF PLANNING AND NEIGHBORHOOD SERVICES
COMMUNITY PLANNING
CASE PLANNER: BOB BLEVINS

Hearing Date:

April 12, 2023

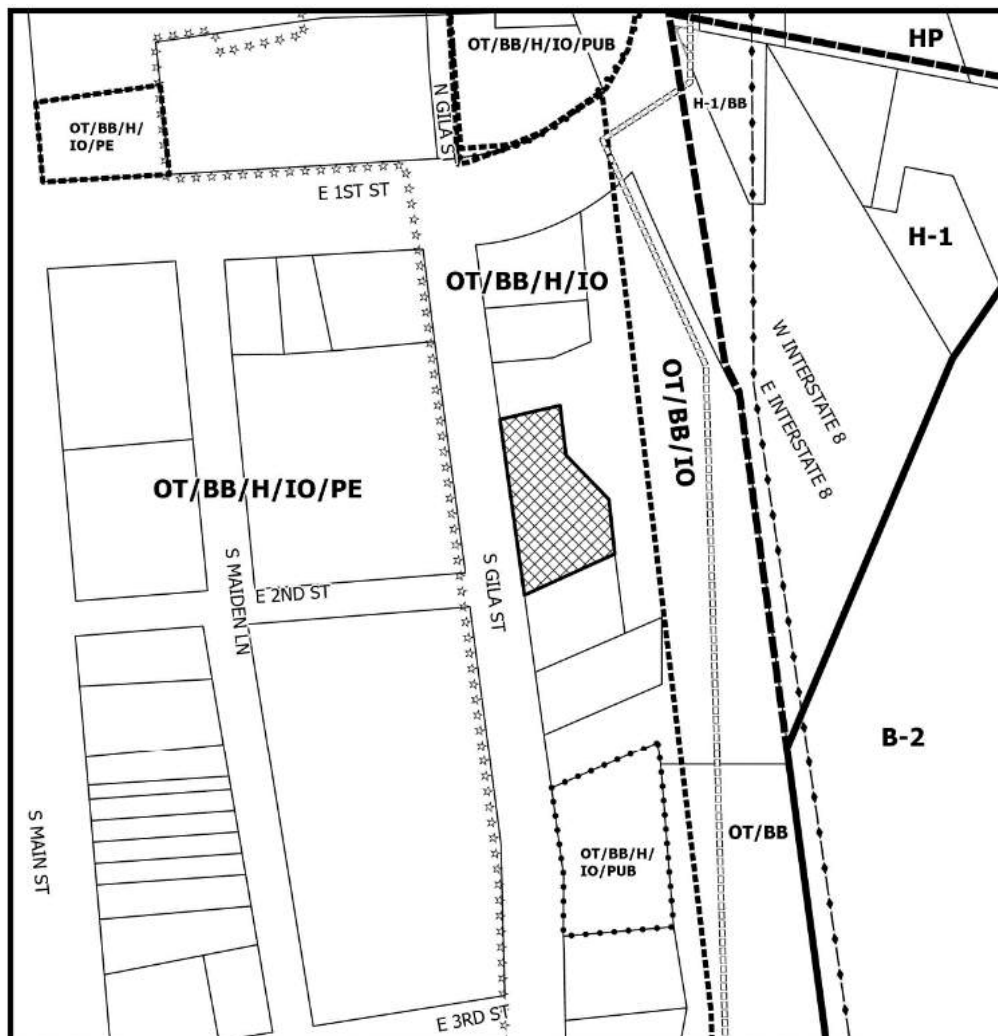
Case Number:

DHRC-41261-2023

Project Description/Location:

This is a request by Penn Neon Sign Company, Inc., on behalf of Luciano O. and Dina M. Munoz, for historic review of a new wall-mounted sign in the Main Street Historic District. The property is located at 197 S. Gila Street, Yuma, AZ.

Location Map:



Location Specific Information:

Aesthetic Overlay:	N/A
Historic District:	Main Street Historic District
Parcel Number:	633-36-264
Historic Listing Status:	Not individually listed
Address:	197 S. Gila Street
Property Owner: Property Owner's Agent	Luciano O. and Dina M. Munoz Penn Neon Sign Company, Inc.
Zoning of the Site:	OT/H/IO/BB
Existing Land Use(s) on the Site:	Event Venue and Residential Apartment
Surrounding Zoning and Land Uses:	
○ North:	OT/H/IO/BB: Vacant
○ South:	OT/H/IO/BB: Residences
○ East:	OT/H/IO/BB: Railroad
○ West	OT/H/IO/BB: Public Parking
Related Actions or Cases:	HR1997-010; DH2011-051; DHRC-40482-2022.
Land Division Status:	Legal lot of record
Flood Plain Designation:	X

Description of Proposed Project / Background / Use:

The applicant states:

“The sign is a non-illuminated aluminum panel with vinyl overlay graphics. Historically signs have been metal or wood panels mounted to walls. This design looks like a historic sign, but we are upgrading the material to aluminum to prevent rust. The sign will be mounted out from the wall 1.5” to create a slight shadow effect. The sign will have overhead lighting by two gooseneck lighting fixtures, color to match sign.”

Staff analysis:

The building located at 197 S. Gila Street was constructed in 1911. The building is known as the Railroad Express Office, and was used by the Southern Pacific Railroad. While the property is not individually listed, it does contribute to the neighborhood as an example of early railroad buildings. Presently, the first floor commercial space is an event venue and the second floor is a residential apartment.

The Secretary of the Interior's Standards for Rehabilitation note:

“New additions, exterior alterations, or related new construction shall not destroy historic materials that characterize the property. The new work shall be differentiated from the old and shall be compatible with the massing, size, scale, and architectural features to protect the historic integrity of the property and its environment. New additions and adjacent or related new construction shall be undertaken in such a manner that if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.”

Staff has determined the new sign will not permanently damage any historic aspect of the subject property, or harm the integrity of the original building.

**Staff
Recommendation:**

Staff recommends **APPROVAL** of the request for a new sign in the Main Street Historic District, subject to the conditions outlined in Attachment A.

Suggested Motion:

Move to **APPROVE** DHRC-41261-2023 as presented, subject to the staff report, information provided during this hearing, and the conditions in Attachment A.

Effect of the Approval:

By approving the request, the Design and Historic Review Commission is authorizing the request by Penn Neon Sign Company, Inc., on behalf of Luciano O. and Dina M. Munoz, for historic review of a new wall-mounted sign in the Main Street Historic District, for the property located at 197 S. Gila Street, subject to the conditions outlined in Attachment A, and affirmatively finds this action is in keeping with the Secretary of the Interior's Standards, and does not have an adverse effect on the property, surrounding properties, or the District as a whole.

Proposed conditions delivered to applicant on: 04-03-23

Final staff report delivered to applicant on: 04-04-23

☒ Applicant agreed with all of the conditions of approval on: 04-03-23

Attachments:

- A. Conditions of Approval
- B. Elevation & Details
- C. Aerial Photo

Prepared By: *Robert M. Blevins*

Date: 04-03-23

Bob Blevins

Principal Planner

Robert.Blevins@yumaaz.gov (928) 373-5189

Approved By: *Alyssa Linville*

Date: 04-05-23

Alyssa Linville,

Director of Community Development

ATTACHMENT A
Conditions of Approval

The following conditions have been found to have a reasonable nexus and are roughly proportionate to the impact of the Design and Historic District Review Commission approval for the site.

Department of Planning and Neighborhood Services Comments: Alyssa Linville, Director of Community Development (928) 373-5000, x 3037:

1. The conditions listed below are in addition to City codes, rules, fees and regulations that are applicable to this action.
2. The Owner's signature on the application for this land use action shall constitute a waiver of any claims for diminution in value pursuant to A.R.S. § 12-1134.

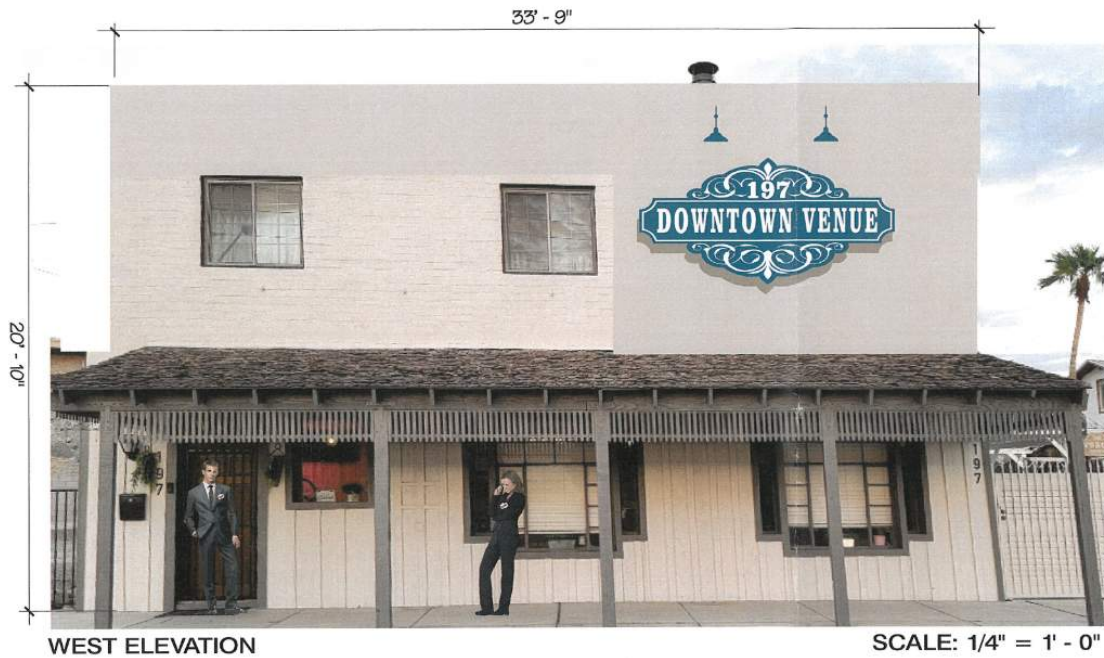
Community Planning, Bob Blevins, Principal Planner, (928) 373-5189:

3. All future exterior improvements, remodels, and/or changes for this property and all properties within the Aesthetic Overlay and/or historic districts must be reviewed and approved by the Design and Historic Review Commission before development may occur.

Any questions or comments regarding the Conditions of Approval as stated above should be directed to the staff member who provided the comment. Name and phone numbers are provided.

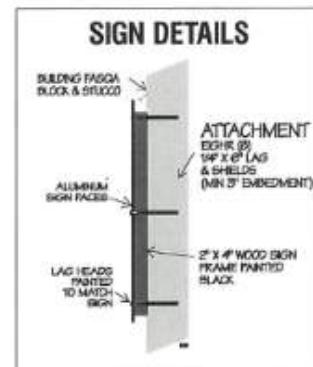
ATTACHMENT B

Elevation & Detail



SINGLE FACE NON-ILLUMINATED CUT OUT PANEL
MOUNTED TO 2" DEEP BACKERS. SIGN TO HAVE
VINYL OVERLAY GRAPHICS.

SIGN TO BE ILLUMINATED BY 2 DOWN LIGHTING
GOOSENECK LAMPS WITH LED BULBS.



ATTACHMENT C
Aerial Photo

